

**REPORT - PLANNING COMMISSION MEETING
February 27, 2003**

Project Name and Number: Mission Self-Storage (PLN2003-00140)

Applicant: Taghi Manbeian

Proposal: A Planned District Minor Amendment to P-2000-141 for minor revisions to a previously approved development of a mini-warehouse with caretaker unit.

Recommended Action: Approve, subject to conditions

Location: 36341 Mission Boulevard, northwesterly of Nursery Avenue in the Niles Planning Area

Assessor Parcel Number(s): 507-0020-007-02

Area: 0.78 Acres

Owner: Same as applicant

Agent of Applicant: Same as applicant

Consultant(s): Chuck Ludwig, Fremont Engineers

Environmental Review: The City previously certified and approved a Mitigated Negative Declaration for the development of this project.

Existing General Plan: Thoroughfare Commercial

Existing Zoning: P-2000-141, Planned District

Existing Land Use: Vacant

Public Hearing Notice: Public hearing notification is applicable. A total of 52 notices were mailed to owners and occupants of property within 300 feet of the site on the following streets: Hirsch Terrace, Potel Terrace, and Easterday Way. The notices to owners and occupants were mailed on February 14, 2003. A Public Hearing Notice is scheduled for publishing on February 22, 2003.

Executive Summary: The applicant requests Planning Commission approval of a Planned District Minor Amendment to allow the use and construction of a 5-building, 34,003 square foot mini-warehouse facility with caretaker unit. The Planning Commission previously approved the development of the facility; however, the applicant requested additional storage space, requiring the matter to be referred back to the Planning Commission for approval. On January 23, 2003, the Planning Commission reviewed the proposed revisions for the project. The Planning Commission indicated it could not approve the project as proposed and continued the project to allow the applicant time to enhance the architectural design of the project and to address the height concern of the adjacent residential development to the north of Building 4.

Background and Previous Actions: On August 10, 2000, the Planning Commission voted 4-0-2-0 to recommend approval of a General Plan Amendment and Rezoning changing the land use designation of the site from *Medium Density Residential (6.5-10 units/acre)* to *Thoroughfare Commercial* and a corresponding rezoning from *R-1-6, Single Family Residential* to *P-2000-141, Planned District* for the purpose of developing a mini-warehouse with caretaker unit. Currently, the site is vacant and is approved for a 5-building development totaling a gross floor area of 25,141 square feet, which includes a 2,200 square foot office/caretaker's unit.

On September 12, 2000, the City Council voted 5-0 to approve the Planning Commission's recommended General Plan Amendment and Rezoning for the site. As part of that approval, the applicant was conditionally permitted to construct a mini-warehouse with caretaker unit.

On September 28, 2000, the Planning Commission approved a Preliminary Grading Plan for the purpose of developing the mini-warehouse with caretaker unit.

On May 14, 2002, the applicant submitted plans to the City's Development Organization (D.O.) for the review and approval of the mini-warehouse with caretaker unit for construction. During the review process, the applicant requested an increase in the overall square footage for the development, requiring approval by the Planning Commission.

On January 23, 2003, the Planning Commission continued the project to allow the applicant time to revise the project.

Project Description: The applicant requests Planning Commission approval of a Planned District Minor Amendment to P-2000-141 to allow for an additional 7,414-square feet of net storage space for the previously approved mini-warehouse with caretaker's unit. The applicant indicated in a letter to staff during the Development Organization (D.O.) review process that the floor area increase for the development is necessary to make the project economically viable, due to an increase in construction costs since the time the land use entitlement for the project was conditionally approved in September of 2000. On January 23, 2003, the Planning Commission determined that the design of the facility should be enhanced to be more compatible with the adjacent structures and the surrounding area. The applicant was directed to work with staff to enhance the facility's appearance, particularly to Building 4.

In addressing the Planning Commission's comments, the applicant has revised the project by breaking up the roofline for Building 4. This is achieved by breaking up the roofline with 5-foot offsets above each of the four wall indentations. Building 4's proposed building height is 28.5 feet, reduced 1.5 feet from its previously proposed height, to address the visual concerns of the adjacent residential development. Additionally, vertical elements are included on Building 4's west wall facing the open space area adjacent to Niles Boulevard. Windows located on Building 5 are also relocated towards Mission Boulevard on its south and north walls. The building layout will remain consistent with the previously proposed design. Finally, the landscaping plan is revised to include two additional trees and more plant material proposed for the development, particularly at the facility's entrance facing Mission Boulevard and at the southwest corner of the site where the facility is visible from Nursery Avenue.

The 7,414 square foot net increase of storage space area for the development of the mini-warehouse will be achieved as previously proposed by modifications to Buildings 4 and 5. The applicant proposes to add 6,784 square feet to Building 4 (originally 9,416 SF). The footprint of Building 4 is increased by 744 square feet, from 4,656 square feet to 5,400 square feet, at the westerly portion of the building adjacent to the railroad corridor. Additionally, the height of Building 4 is increased by 3.5 feet (initially 5 feet), from 25 feet to 28.5 feet, with the inclusion of a new third floor. The new aggregate floor area of Building 4 would be 16,200 square feet. Similarly, Building 5 is proposed to receive an additional 630 square feet. This is accomplished by enlarging Building 5's footprint by 315 square feet towards the building's south side, adjacent to a landlocked parcel owned by AT&T and an existing auto repair shop, Dave's Foreign Auto Repair. Building 5 is proposed to have a new aggregate floor area of 6,040 square feet. No building height increase is proposed for Building 5.

Project Analysis:

- **Architecture:** The applicant worked with staff to revise the design of the proposed mini-warehouse facility to address the concerns of the Planning Commission. The Planning Commission was particularly concerned with the visual impact of Building 4 as it faced an open space area to the west, adjacent to Niles Boulevard, and Nursery Avenue to the south. Additionally, the Commission felt that the 30-foot height of Building 4 should be reduced to address the visual impacts on the neighboring residential development.

Staff worked with the applicant to redesign Building 4. Because Building 4 is the largest building in the development, as pointed out by the Planning Commission, the applicant explored possibilities with staff to carefully redesign the rear façade visible from Nursery Avenue and properties opposite the railroad tracks. The impact of the long and

continuous wall is now visually reduced with the incorporation of roofline breaks with 5-foot offsets above the enlarged wall indentations. The breaks in the roofline will reduce the otherwise visual linear mass of the building and allow proper integration of the proposed four trees within the indentations, complementing the building elevation. The appearance of Building 4 is also enhanced with stronger vertical elements. The rear wall is further articulated with the incorporation of vertical foam trims. The vertical foam trims will provide stronger vertical elements, breaking up the building's horizontal mass, while allowing the wall plane to be varied in depth. The variation avoids the otherwise visual monotony as indicated by the Planning Commission.

In recognizing that the project is in close proximity to the California Nursery Historical Park and is located on a prominent entry marker site, the applicant proposes a straightforward design with clean and simple lines reflecting the same elements found on the neighboring residential development. This should ensure that the multiple-building development on this site creates a cohesive visual relationship between buildings as well as preserving the character of the area. However, a concern was addressed regarding the proposed height of Building 4. Initially, the applicant proposed a 30-foot building height for Building 4, as it was needed to accommodate a third floor. The applicant pursued many alternatives including depressing the grade under Building 4, reducing ceiling heights of each floor, and reducing the overall height of the building to its originally proposed height of 25 feet. Depressing the grade to allow the building to be lower than the existing ground floor level results in excessive grading and is a costly improvement. The construction of durable ramps would be necessary to comply with building code requirements (i.e., ADA requirements). Another alternative considered by the applicant was to reduce the ceiling height to 7 feet for each of the three floors in the building. Ceiling height reduction was also costly, as each of the unit's doors would have to be changed from roll-ups to custom-made swing open doors. In addition, units with 7-foot ceiling height clearances would be difficult to rent out, as other facilities with 9-foot ceiling units would generally be preferable for customers. The applicant explored the possibility of a flat roof as suggested by the Planning Commission. However, efforts to redesign to a flat roof also came to no avail. In practice, building design and height that coordinate with the actual and apparent height of adjacent structures are encouraged. The proposed height of Building 4 at 28.5 feet is now only 2.5 feet in height higher than the adjacent residential development. The applicant believes that a flat roof on Building 4 or on all buildings would be inconsistent with the intent of blending in with the adjacent residential development. Nevertheless, the applicant explored the possibility, but was uncomfortable with its outcome. A cross-section showing the proposed project buildings and neighboring residential buildings is included in Exhibit "A" for the Planning Commission.

Staff believes that the project should not compromise this area. The revised design provides more detailing and incorporates better design and building articulation than the previously design before the Planning Commission in January of 2003. In accordance with the originally approved Planned District, the applicant has incorporated all conditions recommended and believes that the changes reflect the recent suggestions made by the Planning Commission.

- **Landscaping:** The landscaping plan is also revised to include two additional trees lost from the previously proposed landscape plan and additional plant material within the areas in the front and southwest corner of the site. The original landscape concept includes the introduction of large-scale, vertical form conifer trees like those found in the California Nursery environs. To introduce color and interest, the Mission Boulevard frontage will include flowering fruit trees reminiscent of Niles' past. The new landscape plan is revised to accentuate the front entrance driveway to the facility. This is achieved by incorporating shrubs that gradually increase in height towards Buildings 1 and 5, producing seasonal interest with pink, purple and white flowers. The main access point (between buildings 2 and 5) will be provided with a textured pavement treatment to accentuate the site entry while the circulation feature between buildings 2 and 3 will be screened by large shrub plantings what will form a hedge with flowering trees as a backdrop to provide color and additional screening. Two additional Chinese Pistache trees are also proposed in the Mission Boulevard frontage. The southwest corner of the site also includes additional foundation shrubs to soften the appearance of Building 4 as seen from Nursery Avenue. Additionally, the applicant will include colorful perennials preceding the large evergreen shrub plantings. The type of perennials will be determined during the Development Organization review process.

The six enlarged wall indentations areas will provide for tree plantings. The applicant proposes vertical cedar trees within these indentations, if feasible (an alternative tree may be necessary within these areas due to limited clearance) (Condition 9). Vines will be incorporated along Building 4's west wall and Building 5's south wall (Condition 9). The vines, such as *Trachelospermum Jasminoides* (Star Jasmine) or the equivalent, will be grown on steel cable-wired trellis systems secured to the building walls on Building's 4's west wall and Building 5' south wall, extending upwards on the un-recessed portion of the walls.

- **General Plan Conformance:** The existing General Plan land use designation for the project site is Thoroughfare Commercial. The proposed minor amendment to the project is consistent with the existing General Plan land use designation for the project site in that it is consistent with the General Plan for the development of a mini-warehouse as previously recommended by the Planning Commission and approved by the City Council.
- **Zoning Regulations:** The site is zoned P-2000-141, a Planned District which allows flexibility from the strict application of the Zoning Ordinance for well-designed projects. Nonetheless, the standard regulations applicable to a mini-warehouse use in the C-T, Thoroughfare Commercial district [Article 13] as well as established special provisions for the use [Article 21.3] are used as a basis for the development of the site. It should be noted, however, these generally applied regulations do not easily accommodate a mini-warehouse development on this site. The site has a relatively narrow lot width and is bounded by an active Union Pacific Rail line, Mission Boulevard and Nursery Avenue. Therefore, where appropriate and reasonable, modifications to those standards are warranted.

Use: Mini-warehouses are conditionally permitted uses within the district, subject to site plan and architectural review. The Mini-warehouse provisions stipulate that: a) only "dead storage" of household goods is permitted; b) no other business activities are allowed; and c) all storage uses shall occur within enclosed buildings.

Staff Comment: Condition 3 is included to reflect these usage parameters.

Height: 35 feet.

Staff Comment: The proposed structures are approximately 25 feet in height to the highest ridge as compared with the adjacent residential project, except for Building 4, where residential structures reach 26 feet in height (Section A-10 of Plans/Elevations page). Although Building 4 has a 28.5-foot building height, the applicant has retained the design of the roof's appearance and pitch by incorporating a dual-pitched, hipped roof designed for consistency with the other buildings in the development and in coordination with the 26-foot building height of the residential structures to the north.

Site Area: The C-T district provides for a minimum site area of ten thousand square feet for new lots, while the mini-storage provisions provide that the minimum site area shall be one and one-half acres (65,340 square feet).

Staff Comment: The proposed site is 0.783 acres (34,118 square feet in area). While the site area for a C-T district property is met, it falls short when compared with the mini-warehouse provisions. As previously indicated, a Planned District zoning provides for an opportunity to vary from this requirement. In this instance staff finds that the scale and character of this particular facility and the constrained location warrant consideration of a reduced site area.

Yard Widths:

-Adjacent Streets: 15 feet.

Staff comment: The proposed project provides between 15 to 22 feet along Mission Boulevard.

-Interior Side: Typically no setback is required except when adjacent to residential uses where 15 feet is then required.

Staff Comment: The code, however, provides for an exception to the 15-foot setback requirement when the adjacent residential development has parking or circulation proximate to the lot line, which it does in this case. In these instances, the code provides that the setback may be reduced provided that no significant impact on the residential use will occur. Staff finds that the proposed 5-foot setback along the south interior side (facing the auto repair shop) of the lot and a 10-foot setback along the north interior side (facing the residential development) of the lot are appropriate. The incorporated landscaping and the mini-storage buildings themselves will create an appropriate buffer.

-Rear: None.

Staff Comment: The applicant provides a 5-foot set back at the rear of the lot with four significant wall indentations 10 feet from the rear property line providing landscaping and relief from the otherwise monotonous bulky walls.

Lot coverage: The C-T district provides for a maximum Floor Area Ratio (FAR) of 0.30, but does provide for consideration of increases.

Staff Comment: In this instance, a 0.996 FAR is proposed. While this seems high, the traffic and intensity characteristics of a mini-warehouse facility are comparable to a six unit residential development.

Fencing: The mini-warehouse provisions specify a requirement for a six-foot high masonry wall adjacent to residential development.

Staff Comment: In this instance an eight-foot high masonry wall will be provided between the two mini-storage buildings adjacent residential development to the northwest and the portion of the site to isolate noise associated with loading and unloading activities. The remaining ten feet between the property and the buildings will be landscaped.

Lighting: The mini-warehouse provisions require that all lights shall be shielded to direct light into the facility and away from adjacent residential property but may be of sufficient intensity to discourage criminal activity.

Staff Comment: Condition 6 is included to reflect this requirement.

- **Parking:** The Fremont Municipal Code requires that Mini-storage facilities be provided with five parking spaces near the project office. In addition, the code provides that two spaces be provided for the caretaker unit bringing the total requirement to seven spaces. The applicant is proposing a total of seven spaces, four of which are covered. Based upon the relatively small size of the proposed facility and the fact that this is a Planned District, staff is recommending that the proposed five spaces are sufficient to serve this facility.
- **Open Space:** Approximately 28.9% of the site will be landscaped. A private yard is included for the caretaker unit as well. An appropriate landscape buffer will be created along the sides and rear of the site. Front yard setbacks varying between fifteen and twenty-two feet.
- **Circulation/Access Analysis:** Access to the site will be provided by a new driveway on Mission Boulevard, also known as, State Highway 238. Driveway access from and onto Mission Boulevard is limited to right turn in and right turn out only, due to an existing median in Mission Boulevard. Onsite, a hammerhead will be provided to allow for vehicle turnaround maneuvers. On-site circulation and access will be reviewed for conformance to the Municipal

Code during the Development Organization review process. The applicant will install complete street improvements up to the centerline of Mission Boulevard, a State Highway with a right-of-way width of 124 feet and a pavement width of 104 feet. Included in the 104-foot width is a proposed pavement widening of approximately 11 feet along the property's 210-foot street frontage. The precise geometrics will be determined during review of the improvement plans. The applicant will install sidewalk and landscaping between the face of curb and property line, an area 10 feet wide. The applicant will be responsible to provide for the maintenance of the sidewalk and landscape area. Because the required street improvements are within CalTrans right-of-way, the applicant will apply for and receive an encroachment permit from CalTrans prior to the issuance of City permits.

- **Grading:** The site proposed for development is slightly sloped from northwest corner to the southwest corner. The site is currently undeveloped and there are no existing structures on the site. The Planning Commission previously approved a Preliminary Grading Plan for the project that Engineering staff indicated is adequate for the revised project. As such, no new Preliminary Grading Plan is required for this revised project.
- **Drainage:** The storm drainage system for this site is an existing 15-inch storm drain line in Nursery Avenue. The applicant designed an on-site and off-site storm drain system, which was included in the previously approved Preliminary Grading Plan. The final storm drainage system shall be subject to approval of the City Engineer and the Alameda County Flood Control and Water Conservation District.

The southeastern half of Mission Boulevard will be fully improved by the applicant with the widening of the pavement and installation of new curb, gutter, sidewalk, and storm drainage inlets. The street cross section will be provided with a minimum 2 percent slope between the centerline of the street and the proposed curb and gutter.

- **Urban Runoff Clean Water Program:** The applicant will be required to conform to the City's Urban Runoff Clean Water Program requirements. Conditions of approval are included in the previously approved Preliminary Grading Plan to reflect this requirement.

Applicable Fees:

- **Development Impact Fees:** This project will be subject to Citywide Development Impact Fees. These fees may include fees for fire protection, park facilities, parkland acquisition, capital facilities and traffic impact. These fees shall be calculated at the fee rates in effect at the time of building permit issuance.

Waste Management: This project involves a caretaker's unit developed with the mini-warehouse construction and therefore shall be subject to the provisions of the California Integrated Waste Management Act of 1989 (AB939). The Act requires that 50% of the waste generated in the City of Fremont be diverted from landfill sites by the year 2000. Additionally, the project is subject to the City's Source Reduction and Recycling Element (1992), an Integrated Waste Management Ordinance (1995), and a Commercial/Industrial Recycling Plan (1997). These documents require that any new project for which a building permit application is submitted to include adequate, accessible, and convenient areas for collecting and loading trash and recyclable materials. Any trash/recycling enclosure for the project shall be designed in a manner to be architecturally compatible with nearby structures and with the existing topography and vegetation in accordance with such standards. Condition 24 is included to reflect this requirement for the caretaker's unit.

Environmental Analysis: An Initial Study and Mitigated Negative Declaration previously prepared for this project is found still appropriate for the revised project. The revised project will not involve any additional significant effects on the environment not covered by the previously adopted Mitigated Negative Declaration. The Mitigated Negative Declaration includes mitigation measures, which, if implemented, reduces the identified impacts to non-significant levels. These mitigation measures have been included as conditions of approval for this revised project. A more detailed description of the potential impacts is provided within the Initial Study, which is included as an enclosure for the Planning Commission.

The revised project was found to not have a significant effect on the environment based upon the previously implementation of the identified mitigation measures. The following summarizes the relevant mitigation measures indicated in the adopted Mitigated Negative Declaration:

1. To mitigate the identified temporary air quality impacts resulting from construction, the following mitigation measures should be incorporated into the project at the time a specific project is proposed: a) Water all exposed areas at least twice daily during excavation, and especially during clearing and grading operations. Additional watering on windy or hot days is required to reduce dust; b) Cover stockpiles of sand, soil and similar materials with a tarp. Cover trucks hauling dirt or debris to avoid spillage; c) Paving shall be completed as soon as is practicable to reduce the time that bare surfaces and soils are exposed; d) Street sweeping shall be conducted to control dust and dirt tracked from the project site onto Fremont Boulevard and Auto Mall Parkway; and, e) Designate a person to oversee the implementation of the dust control.
2. A burrowing owl survey found no evidence of owls on the site, however, subsequent survey will be required prior to commencement of grading activity to verify that site conditions have not changed.
3. Should any cultural resources be unearthed during site development work, the provisions of CEQA Guidelines Section 15064.5 (e) and (f), will be followed to reduce impacts to a non-significant level.
4. Compliance with the recommendations of the Geologic Faulting Study and Soils Investigation.
5. The residential structure (caretaker unit) shall not exceed two stories in height and must either be wood-framed or steel-framed construction.
6. A specific noise study shall be prepared addressing the mitigation requirements for the caretaker unit prior to submittal of the construction drawings.

This initial study evaluated the potential for this project to cause an adverse effect -- either individually or cumulatively -- on wildlife resources. There was no evidence the proposed project had any potential for adverse effect on wildlife resources. Based on that finding, a Certificate of Fee Exemption was submitted with the Notice of Determination at the time of the project's previous approval, as required by Public Resources Code section 21089. The Certificate of Fee Exemption allowed the project to be exempted from the review fee and environmental review by the California Department of Fish and Game.

Response from Agencies and Organizations: No responses from the public have been received to date.

Enclosures: Exhibit "A" (Site, Elevation, Floor and Landscape Plans)
Exhibit "B" (Findings and Conditions of Approval)

Exhibits: Exhibit "A" (Site, Elevation, Floor and Landscape Plans)
Exhibit "B" (Findings and Conditions of Approval)
Exhibit "C" (Revised Material and Color Board)

Informational: Informational 1 (Mitigated Negative Declaration)
Informational 2 (Previously Approved Site, Elevation, Floor and Landscape Plans)

Recommended Actions:

1. Hold public hearing.
2. Find that the previous adopted Mitigated Negative Declaration is still appropriate for this revised project and that no further review is required.
3. Find PLN2003-00140 is in conformance with the relevant provisions contained in the City's existing General Plan.
4. Approve PLN2003-00140, as shown on Exhibit "A", subject to the Findings and Conditions of Approval on Exhibit "B".

EXHIBIT "B"
PLN2003-00140
Altima Mission Self-Storage
February 27, 2003 Planning Commission Meeting
(Conditions of Approval for Planned District Minor Amendment))

FINDINGS:

The following findings below supercede all "Findings" contained in Exhibit "D" for PLN2000-00141 approved by the City Council on September 12, 2000, effective November 12, 2000 for the development of the mini-warehouse facility with caretaker's unit.

1. The proposed "P" district, or given unit thereof, can be substantially completed within four years of the establishment of the "P" district in that market conditions appear to support the current development proposal and there is a shortage of available mini-storage units in the community.
2. Each individual unit of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained in that all improvements will be installed in one phase of the development. The proposed use will not be detrimental to present and potential surrounding uses in that this Planned District will limit the uses of the site to that of a mini-storage facility and a caretaker unit as described on the precise plan. Furthermore, the activity levels of the proposed mini storage use will be generally lower than that of a residential development on the site providing a beneficial effect that could not be achieved under a Thoroughfare Commercial zone.
3. The streets and thoroughfares are suitable and adequate to carry anticipated traffic and will not generate traffic in such amounts as to overload the street network outside the "P" district in that the adequate on-site circulation is provided to access to all buildings and parking areas within the development and the project has been designed to meet City standards.
4. That any exception from standard ordinance requirements is warranted by the design and amenities incorporated in the precise site plan, in accord with the adopted policy of the Planning Commission and City Council. The exceptions for minimum site area, setbacks, floor area ratio and parking are warranted because of the relatively constrained nature of the site located within an area impacted by heavy traffic, noise from both rail and vehicular traffic and in that the proposed architecture portrays a residential character and scale in keeping with the adjacent residential development to the northwest and in that the landscaping concept enhances the California Nursery Historical Park setting by incorporation of appropriate historical plantings. Finally, based upon the relatively small size of this mini-storage facility, a total parking requirement of five spaces is adequate and sufficient to serve the development.
5. That the increase in FAR will not be detrimental to area streets, sewer lines and/or other public services or to the lighting, air quality, or privacy of any other properties in the vicinity of the project site because the proposed mini-warehouse use is a permitted use on the site and the increase in FAR will not have a significant impact on traffic conditions on the surrounding streets.
6. That the increase in FAR will not be used to create a more intensive use other than the uses specified in the approved Planned District because Condition 3 of the "Conditions of Approval" for the project specifically approves a mini-storage facility not to exceed 31,803 square feet and a caretaker unit not to exceed 2,200 square feet. No other uses are permitted without amendment to this Planned District.
7. That the increase in FAR will benefit the City by providing mini-storage units at a location in which has a unique size and shape and where no other self-storage mini-storage services are provided within

- ~~5- 8.~~ That the area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development in that this project provides for the appropriate frontage improvements and is compatible with adjoining developments.
- ~~6- 9.~~ That the "P" district is in conformance with the General Plan of the City of Fremont in that the proposed use (a mini-storage facility) is allowed by this P District, consistent with the underlying General Plan designation of Thoroughfare Commercial.
- ~~7- 10.~~ Existing or proposed utility services are adequate for the proposed project in that utility services are available within Mission Boulevard and of sufficient size to accommodate the proposed project.

The conditions below supercede all "Conditions of Approval" contained in Exhibit "D" for PLN2000-00141 approved by the City Council on September 12, 2000, effective November 12, 2000 for the development of the mini-storage facility with a caretaker's unit.

CONDITIONS OF APPROVAL

1. ~~Conformance with Exhibit "C" (Preliminary and Precise Plan) for a mini-storage facility with a caretaker unit.~~
Conformance with Exhibit "A" (Site, Floor, Elevation and Landscape Plans) for a mini-storage facility with a caretaker unit.
2. Plans must be submitted to the **Development Organization** for review to insure compliance with relevant codes, policies and other requirements of the Fremont Municipal Code.
3. This Planned District specifically approves a mini-storage facility not to exceed ~~23,000~~ 31,803 square feet and a caretaker unit not to exceed 2,200 square feet. No other uses are permitted without amendment to this Planned District. In accordance with the provisions of the Fremont Municipal Code the mini-warehouse use shall be limited to that of "dead storage" only. No other business activities shall be permitted and all storage uses shall occur within enclosed buildings.
4. The building height for Building 4 may not exceed 28.5 feet in height. All other buildings, Buildings 1 through 3 and Building 5 may not exceed 26 feet in building height.
5. Minor modifications to the building designs and elevations may be made subject to the review and approval of the Assistant City Manager, if such modifications are in keeping with the architectural statement of the original approval.
6. Exterior lighting plans and specification sheets shall be submitted to the **Development Organization** for review to ensure that all lights are shielded to direct light into the facility and away from adjacent residential property. The applicant shall submit a photo-metric plan showing lighting levels. Light fixtures shall appear to be residential in character.
7. All roof-mounted and other mechanical equipment shall be screened from view from adjacent public rights-of-way and other uses.
8. ~~The following architectural, color and material modifications and enhancements shall be included in the plans submitted for review by the Development Organization.~~ The applicant shall continue to work with staff during the **Development Organization** review process for any necessary modification enhancements.
 - ~~a. The roofing material be changed to a "hardi plank" cementitious flat tile in a warmer tone.~~
 - ~~b. The arched element on the center windows on buildings 3 and 5 be eliminated in favor of a rectilinear window pattern for consistency with the caretaker unit (building 2) in the middle of the site.~~
 - ~~c. The white vinyl windows be replaced with almond colored vinyl windows.~~

- ~~d. That additional detailing (false window element) be added on the second floor of building 5's north elevation to add visual interest and articulation to the building as viewed by the motoring public heading "southbound" on Mission Boulevard.~~
 - ~~e. The faded terra cotta color be changed to a more vibrant tone.~~
 - ~~f. That the indentations on buildings 3, 4 and 5 be accented with differing colors from the surrounding walls to provide additional interest and break up the large expansive wall surfaces.~~
 - ~~g. That the architect work with staff on final color/material selections based upon direction from the Commission.~~
9. A landscape and irrigation plan shall be submitted to the **Development Organization** for review and approval, indicating full details regarding:
- a. Paving materials and textures of walkways;
 - b. Incorporation of vine plantings on walls and fences surrounding the property. Two varieties of flowering vines shall be incorporated on the fencing abutting the railroad line.
 - c. Underground irrigation systems;
 - d. Weed control specifications;
 - e. Large tree varieties selected in the landscape plan shall be appropriate where feasible to the historical setting of the California Nursery (e.g., Cedars and Firs of the variety found in the California Nursery neighborhood);
 - f. The vines, such as Trachelospermum Jasminoides (Star Jasmine) or the equivalent, shall be grown on steel cable-wired trellis systems secured to the building walls on Building 4's west wall and Building 5' south wall, extending upwards on the un-recessed portion of the walls.
 - ~~g. Additional color and interest shall be provided by introducing shrubs and perennials in the area in front of the caretaker unit as well as at the ends of buildings 2 and 5. Colorful perennials shall be added in the area in front of Buildings 2, 3 and 5.~~
 - h. All landscaping shall be maintained in a healthy condition, free of weeds and debris. Dead or dying plant materials shall be replaced.
10. A perimeter-fencing plan shall be submitted for review and approval of the **Development Organization**.
- a. A minimum 8-foot high masonry wall shall connect the two mini-storage buildings adjacent the residential project to the northwest.
 - b. A "wrought-iron" style fence and gate shall be utilized in the front yard along Mission Boulevard and along the property lines abutting the parcels to the south (AT&T/Dave's) and in the remaining areas along the interface with the residential project to the northwest.
 - c. A black vinyl chain link fence shall be provided along the Union Pacific railroad property boundary. This fence shall be planted with vines.
11. The applicant shall apply for a Planned Sign Program. Signs shall be architecturally integrated with the building design. If a monument sign is proposed, it shall be surrounded by a colorful landscape element.
12. The following environmental mitigation measures shall be incorporated into the project:
- a. To mitigate the identified temporary air quality impacts resulting from construction, the following mitigation measures should be incorporated into the project at the time a specific project is proposed: a) Water all exposed areas at least twice daily during excavation, and especially during clearing and grading operations. Additional watering on windy or hot days is required to reduce dust; b) Cover stockpiles of sand, soil and similar materials with a tarp. Cover trucks hauling dirt or debris to avoid spillage; c) Paving shall be completed as soon as is practicable to reduce the time that bare surfaces and soils are exposed; d) Street sweeping shall be conducted to control dust and dirt tracked from the project site onto Mission Boulevard; and, e) Designate a person to oversee the implementation of the dust control.
 - b. A burrowing owl survey found no evidence of owls on the site, however, a subsequent survey will be required prior to commencement of grading activity to verify that site conditions have not changed.
 - c. Should any cultural resources be unearthed during site development work, the provisions of CEQA

Guidelines Section 15064.5 (e) and (f), will be followed to reduce impacts to a non-significant level.

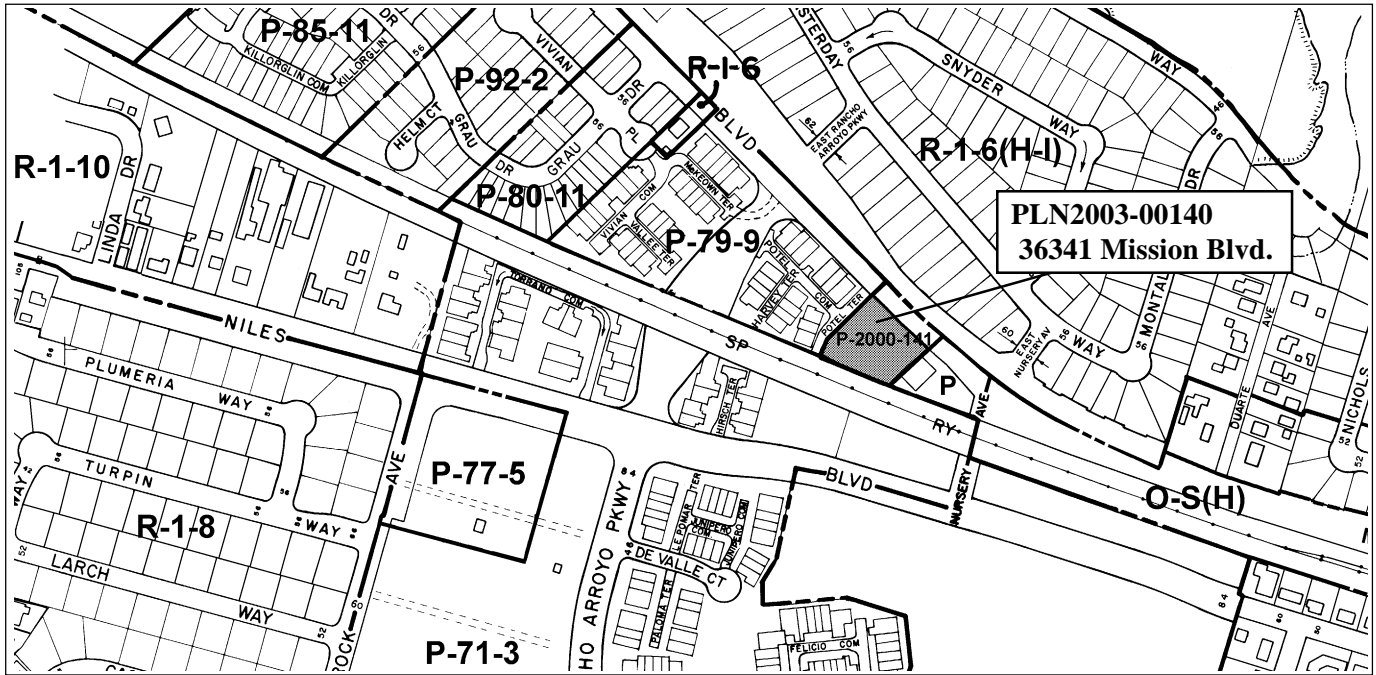
- d. Compliance with the recommendations of the Geologic Faulting Study and Soils Investigation.
 - e. The residential structure (caretaker unit) shall not exceed two stories in height and must either be wood-framed or steel-framed construction.
 - f. A specific noise study shall be prepared addressing the mitigation requirements for the caretaker unit prior to submittal of the construction drawings.
- 13. A "knox-box" shall be provided to allow for police and fire entry to the site.
 - 14. The facility shall be provided with a monitored sprinkler system that incorporates a panel pull-box and smoke alarm system. The alarm system shall be audible from within the office and caretaker unit.
 - 15. An on-site fire hydrant will be required. Coordinate location with the Fire Marshal.

Engineering Conditions:

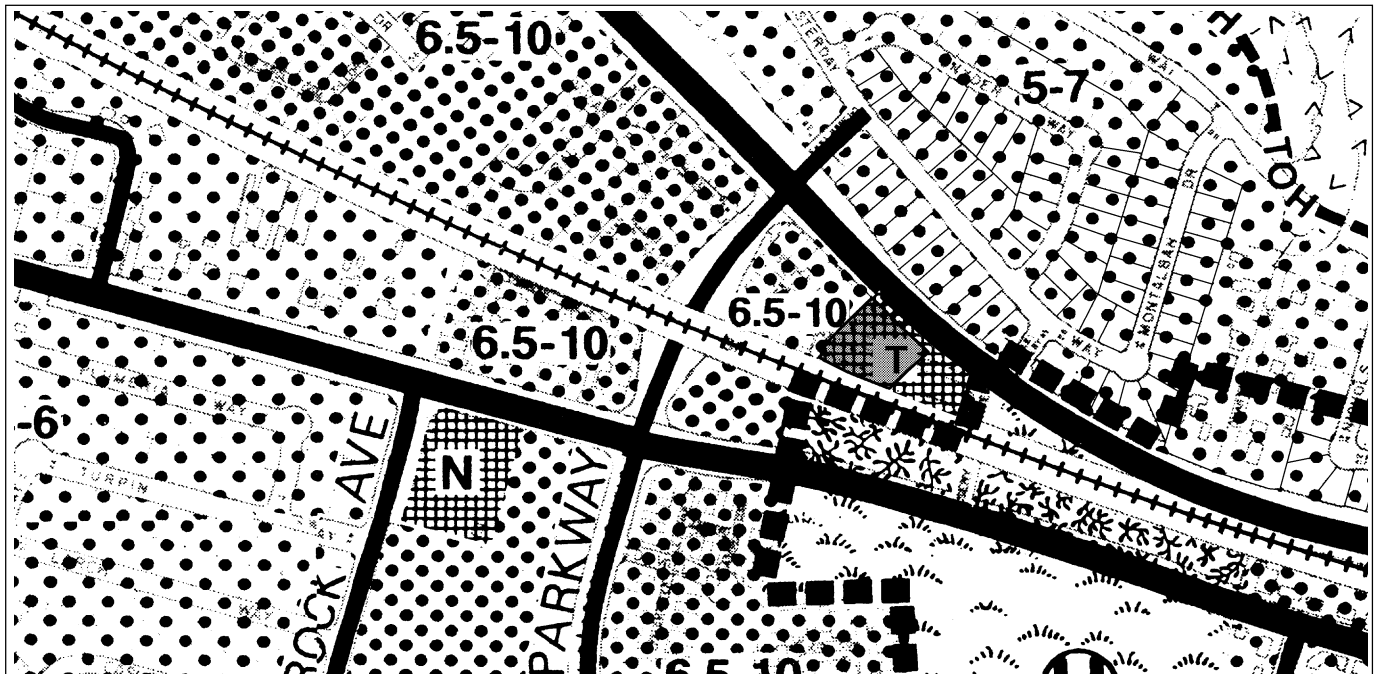
- 16. ~~Conformance with Exhibit "C" (Preliminary and Precise Plans)~~ Conformance with Exhibit "A" (Site, Floor, Elevation and Landscape Plans).
- 17. Conformance with the Preliminary Grading Plan approved by the Planning Commission on September 28, 2000.
- 18. The developer shall dedicate right-of-way and install complete street improvements for Mission Boulevard, State Highway 238, across the site's frontage. Mission Boulevard is a state highway with a right-of-way of 124 feet and a pavement width of 104 feet.
- 19. The developer shall obtain an encroachment permit from the State of California for all work within State right of way, prior to issuance of permits by the City.
- 20. The developer shall request P.G. & E. to commence with the design of the utility underground work for the proposed development. ~~after Planning Commission's approval of the Planned District (PD).~~
- 21. Plans must be submitted to the **Development Organization** for review to insure conformance with relevant codes, policies, and other requirements of the Fremont Municipal Code.
- 22. Precise geometry and location of all driveways shall be subject to approval of the City Engineer.
- 23. Prior to the issuance of any permit for vertical construction, the applicant shall provide a roadway access to the site with an all-weather surfacing and water supply with a minimum flowrate of 50 gallons per minute.
- 24. The proposed development is not required to provide waste and recycling enclosures for tenants of the storage units but is required to provide an enclosure area for trash and recycling receptacles for the caretaker unit. The single-family residence will use curb-side pick-up for waste and recycling service.
- 25. The project plans shall include storm water measures for the operation and maintenance of the project for the review and approval of the City Engineer. The project plan shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into storm water runoff.
- 26. The applicant is responsible for ensuring that all contractors are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations, or stop order.
- 27. All landscaping shall be properly maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides which can contribute to runoff pollution.

28. A structural control such as an oil/water separator, sand filter, or approved equal must be installed (in the paved areas on the site) to intercept and pretreat storm water prior to discharging to the storm drain system. The design, location and maintenance schedule must be submitted to the City Engineer for review and approval prior to the issuance of a building permit.

INFORMATIONAL



Existing Zoning



Existing General Plan

Project Number: PLN2003-00140 (GPA, EIA)
Project Name: Mission Self Storage
Project Description: To consider a Planned District Minor Amendment to P-2000-0141 for minor revisions to a previously approved development of a mini-warehouse with caretaker unit in the Niles Planning Area.

Note: Prior arrangements for access are not required for this site.

